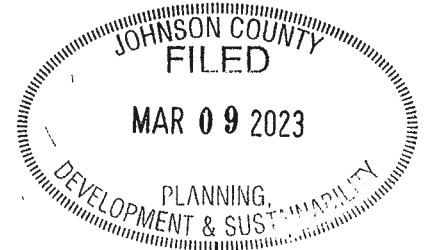


Office Use Only	3/9/23	\$479.60	PZC-23-28339
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: ZONING AMENDMENT



Application is hereby made to:

- ☒ **Reclassify certain property on the Johnson County Zoning Map.**
- ☐ **Amend the text of the Johnson County Unified Development Ordinance (UDO)**

For Map Changes Only:

The property to be rezoned is located at (street address if available or layman's description):
4945 Rapid Creek Road NE, Iowa City, IA 52240

Parcel Number(s) (legal description must also be attached): _____
0829151001

The area to be rezoned is comprised of 1.99 total acres.

Current Zoning Classification(s): A **Proposed Zoning Classification(s):** R

For Text Amendments Only:

The amendment(s) propose changes to the following sections of the UDO (please be as specific as possible, and provide the specific code reference):

PLEASE PRINT OR TYPE

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Estate of Leroy Mullinnix

Mike Mullinnix

Name of Owner

Name of Applicant (if different)

1000 Highland Park Avenue, Coralville, IA 52241

Applicant Street Address (including City, State, Zip)

319-530-5363

mikemullinnix@gmail.com

Applicant Phone

Applicant Email


Applicant Signature

ORIGINAL

See back page for Application Submittal Requirements and Checklist

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, or the day after the posted submission deadline.

Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.

- gll A brief cover letter explaining the application and outlining the intended end use. If the request includes multiple proposed zoning classifications, the letter should include a breakdown of the number of acres being changed to each zoning designation requested.
- gll Resolution Affirming the Stability of the Road System (signed and notarized).
- gll Ten (10) copies of the rezoning exhibit (and any other sheets larger than 11x17).
- gll The names and addresses of owners of all property within five hundred (500) feet of the parcel being rezoned.
- gll A map of sufficient size to show the property for rezoning out-lined in red and the property within 500 feet of the property for rezoning outlined in blue.
- gll Application Fee (varies based on nature of application) is due at the time of submittal.
Fee submitted: \$479.60
- gll Proof of application to Johnson County Public Health for a Public Health Zoning Application.

(Optional) Electronic Submission Requirements – If an electronic submission of a rezoning exhibit is being submitted, it should conform with the following:

- gll Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
 - Submission must be saved in AutoCAD 2007 or older format
 - Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 - If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
 - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.





MMS Consultants, Inc.
Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

March 7, 2023

Mr. Josh Busard
Jo. Co. Planning, Development, & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: Leroy Mullinnix Estate – 4945 Rapid Creek Rd NE – Mullinnix Meadow

Dear Josh:

Mike Mullinnix desires to submit a two (2) lot subdivision (historic residential use) and rezoning on the property located at 4945 Rapid Creek Rd NE in Iowa City, Iowa.

The rezoning request is to rezone the 1.99-acre parcel from A-Agriculture to R-Residential. The platting request is to create a subdivision consisting of one (1) buildable lot, 1.99 acres in size, and one general (1) outlot, 0.66 acres in size.

There is an existing house on the property, which will continue to be utilized as well as an existing driveway, well, and septic system.

Respectfully submitted,

A handwritten signature in blue ink that reads "Gina Landau".

Gina Landau

9020-002LetterofIntent.docx



Adjacent Property Owners List
Mullinnix Meadow
Within 500'
MMS Project #9020-002

4953 RAPID CREEK ROAD LLC
2993 WAPSI AVE NE
IOWA CITY, IA 52240

ANDREW T & MARSHA E ONEILL
4894 RAPID CREEK RD NE
IOWA CITY, IA 52240

ANTHONY A & MAREIKE V PAGLIAI
5254 HWY 6 SE
IOWA CITY, IA 52240

BONNIE M ORGREN
4889 RAPID CREEK RD NE
IOWA CITY, IA 52240

CLYDE B & MARY BETH GUILLAUME
3085 CHARLES DR NE
IOWA CITY, IA 52240

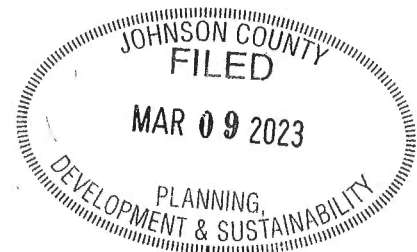
DAVID G & PATRICIA E HAHN
5028 RAPID CREEK RD NE
IOWA CITY, IA 52240

ELAINE K COOK
3094 CHARLES DR NE
IOWA CITY, IA 52240

LEROY MULLINNIX
4945 RAPID CREEK RD NE
IOWA CITY, IA 52240

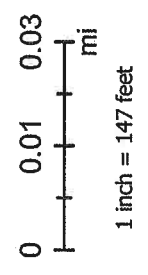
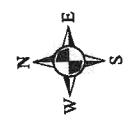
MARYGRACE ELSON
4944 RAPID CREEK RD
IOWA CITY, IA 52240

STANLEY A HACKBARTH
REVOCABLE
3104 CHARLES DR NE
IOWA CITY, IA 52240





Johnson County



Johnson County GIS
Planning & Sustainability
Web Printing



My Map
Printed: 3/7/2023

The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.

REZONING EXHIBIT JOHNSON COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

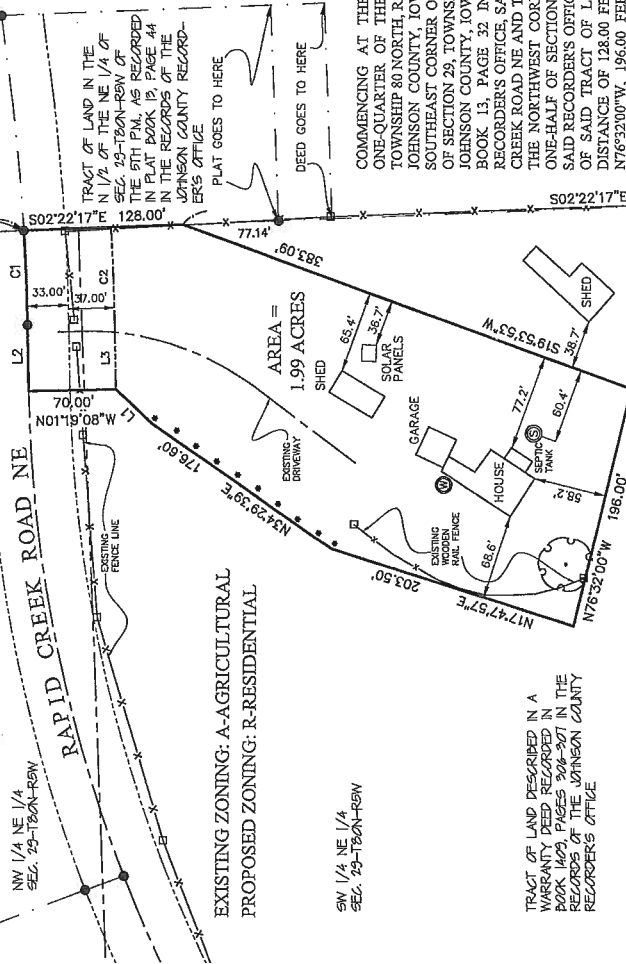
REQUESTED BY/APPLICANT:
LEROY MULLINX ESTATE
C/O MIKE MULLINX
1000 HIGHLAND PARK AVE.
CORALVILLE, IOWA 52241

NOTES: 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY
CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83(2011) EPOCH 2010.000.
THE DISTANCES SHOWN ON THE EXHIBIT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
2) ALL FOUND PINS ARE 5/8" REBAR PINS WITH NO CAP UNLESS NOTED OTHERWISE.

NE CORNER
NW 1/4 NE 1/4
SEC. 29-T80N-R5W
FOUND 5/8" REBAR
WITH RED PLASTIC
CAP NAD 8295,
6"± DEEP
BOOK 45, PAGE 203

Curve Table			
Curve	Delta	Tangent	Chord Brg
C1	2°14'57"	37.49'	74.97' N87°32'41"E
C2	2°13'24"	38.42'	76.83' N87°34'28"W

TRACT OF LAND IN THE N 1/2 OF THE NE 1/4
OF SEC. 29-T80N-R5W OF THE 5TH P.M.,
SHOWN ON A PLAT RECORDED IN PLAT BOOK 19,
PAGE 32 IN THE RECORDS OF THE JOHNSON
COUNTY RECORDER'S OFFICE



EXISTING ZONING: A-AGRICULTURAL
PROPOSED ZONING: R-RESIDENTIAL

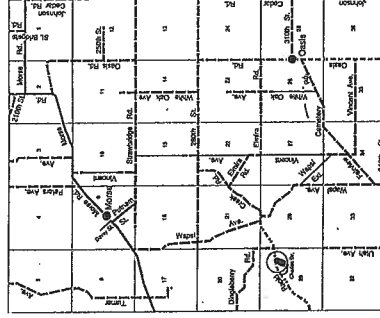
SW 1/4 NE 1/4
SEC. 29-T80N-R5W

TRACT OF LAND DESCRIBED IN A
WARRANTY DEED RECORDED IN A
BOOK 1403, PAGES 304-307 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LEGEND AND NOTES

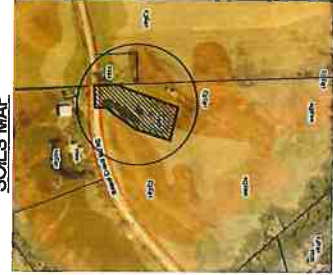
- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- FENCE CORNER, FENCE POST
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNER(S), FOUND (as noted)
- (5/8" REBAR PINS WITH YELLOW PLASTIC CAPS EMBOSSED WITH "MMS 14875")
- CUT "X"
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- SECTION LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- RECORDED DIMENSIONS (S)
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

REZONING EXHIBIT GRANHAM TWP.



LOCATION MAP NOT TO SCALE

SOILS MAP



NO.	SOIL TYPE	SLOPES
163B	FAYETTE SILT LOAM	2-5 %
163C2	FAYETTE SILT LOAM	5-9 %
163E3	FAYETTE SILTY CLAY LOAM	14-18 %

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision

JOHNSON COUNTY
FILED

REZONING EXHIBIT
A 1917 S. GILBERT ST.
IOWA CITY, IOWA 52240

A PORTION OF
THE NE 1/4 OF
SEC. 29-T80N-R5W
OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	2/10/2023
Surveyed by:	RRN
Field Book No:	1357
Drawn by:	MAS
Scale:	1" = 100'
Checked by:	GDM, MAS
Sheet No:	1
Project No:	